



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 28, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Proposed annexation of approximately 3.795 acres, generally located northwest of the intersection of Culebra Road and Old Stillwater Road, as requested by the landowners and the associated Service Agreement.

**SUMMARY:**

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of 3.795 acres, generally located northwest of the intersection of Culebra Road and Old Stillwater Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and in west Bexar County, as requested by the landowners, Elephant Heart Development Corp., and Adrian Collins and the associated Service Agreement.

## **BACKGROUND INFORMATION:**

Elephant Heart Development Corp. owns approximately 4.808 acres of land (Tract 1) and Adrian Collins owns approximately 1.5 acre of land (Tract 2), which are located along Culebra Road. In 1986, the City of San Antonio (City) annexed tracts of land located within 1000 feet of Culebra Road right-of-way into the City limits by Ordinance Number 64026. This annexation split the tracts by bringing portions of the landowners' parcels into the City Limits and leaving the remainders of the parcels totaling 3.795 acres (3.417 acres of Tract 1, and 0.378 acres of Tract 2) in the ETJ.

Elephant Heart Development Corp. and Adrian Collins (Owners) desire to assemble, plat and develop their two tracts of land together for a multi-family residential project. The Owners petitioned the City for annexation and zoning of approximately 3.795 acres (Annexation Area) to facilitate the overall project concept plan and provide uniform development standards for this project.

The proposed Annexation Area is undeveloped and generally located northwest of the intersection of Culebra Road and Old Stillwater Road in the City's ETJ, in west Bexar County. The Annexation Area meets the statutory requirements for full purpose annexation, by the City since it (1) is within the City's ETJ; and (2) is adjacent and contiguous to the City's corporate limits.

## **ISSUE:**

**This is the Planning Commission public hearing and consideration of a Resolution recommending the approval of full purpose annexation of 3.795 acres, as requested by the Owners. This annexation will bring the entire parcels of land into the City Limits, which is consistent with the City's Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery areas. The subject properties will gain a consistent and urban level of services including police, fire, emergency, and other services for future residents. The proposed annexation will expand San Antonio's municipal boundaries and the City's service areas to include the Annexation Area. The Annexation Area will be in City Council District 6.**

**This proposed annexation includes the adoption of a Service Agreement between the City and Owners, which will address City services to be implemented and necessary capital improvements to be provided by the municipality after the area has been annexed. The Annexation Area will be served by the San Antonio Police Department (SAPD) West Substation, located at 7000 Culebra Road, San Antonio, TX, and the San Antonio Fire Department (SAFD) will provide fire protection services and emergency medical services. In addition, the map of the Annexation Area and public hearing dates are available on the Planning Department's webpage.**

**State law requires that a municipality follow other annexation procedures, which includes the publication of a public hearing notice, one public hearing by the governing body and the adoption of the annexation ordinance and Service Agreement. The notice for the annexation**

public hearing will be published on October 21, 2022. The City Council public hearing and consideration is scheduled for November 10, 2022. The effective date will also be November 10, 2022.

Additionally, the City Charter of San Antonio requires consideration by the Planning Commission and publishing of the annexation ordinance 30 days prior to the final adoption. The Planning Commission will consider the annexation on September 28, 2022. The Zoning Commission will consider the proposed zoning for the Annexation Area on October 4, 2022. The Annexation Area is currently within the West/Southwest Sector Plan and designated therein as General Urban Tier. No plan amendment is required since the proposed zoning is consistent with the adopted future land use. The draft ordinance will be published on October 9, 2022. The proposed annexation along with the associated zoning case (2022-1070025) will be considered by City Council on November 10, 2022. Below is a proposed schedule for the Annexation Area.

Dates	Required Actions
September 28, 2022	Planning Commission
October 4, 2022	Zoning Commission
November 10, 2022	City Council Public Hearing and Consideration
November 10, 2022	Effective Date of Annexation

#### **ALTERNATIVES:**

The denial of this Resolution would result in portions of the tracts of land remaining in unincorporated Bexar County, while the other portions are inside the City Limits. The properties would be served by both City and county service providers, which also may lead to confusion among multiple regulatory jurisdictions and taxing authorities.

#### **RECOMMENDATION:**

Staff recommends approval of the Resolution recommending the full purpose annexation of the 3.795 acres of land, as requested by the Owners and related Service Agreement for City Council to consider at their November 10, 2022 meeting.